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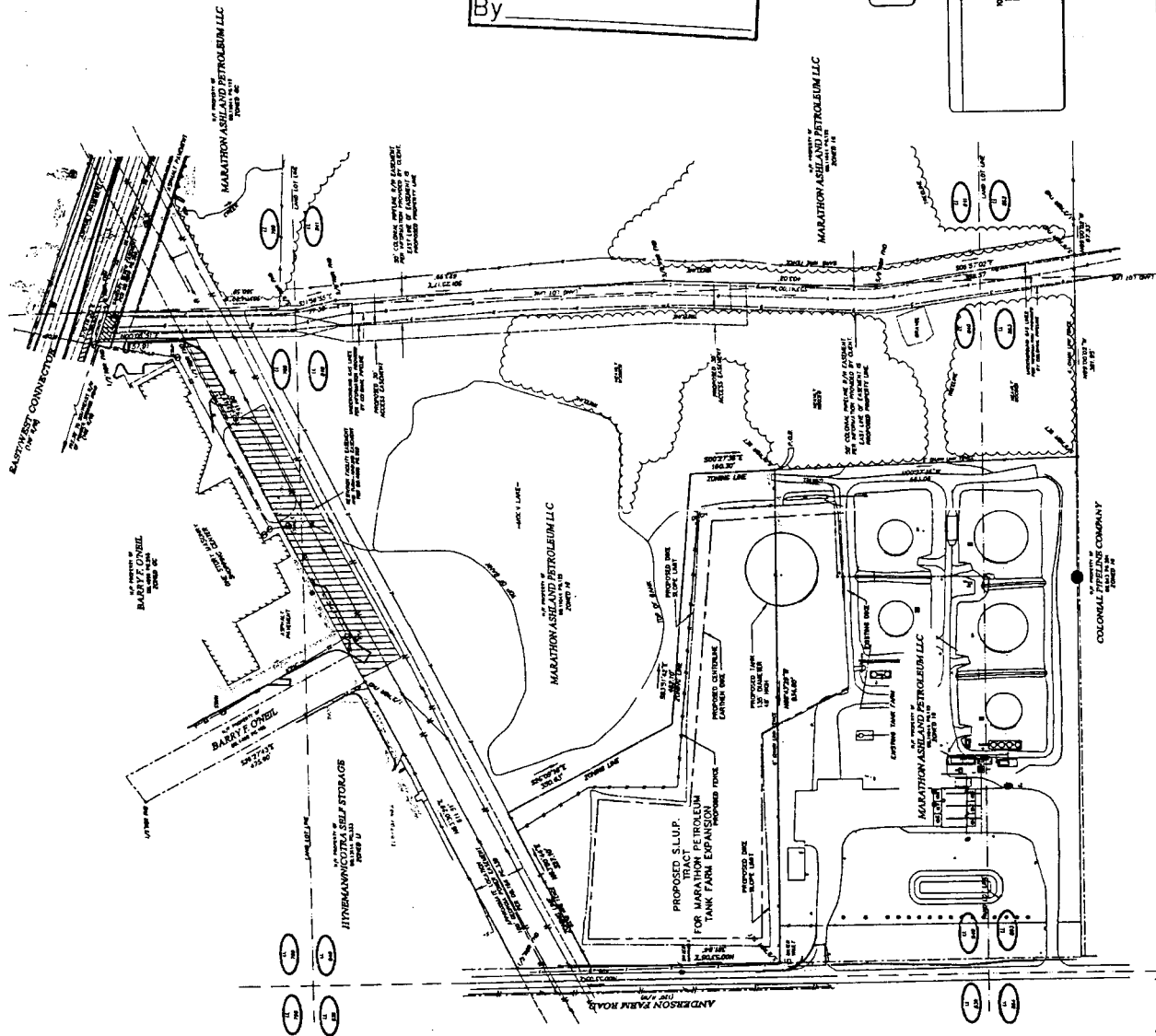
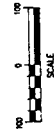
THIS SITE PLAN AND ZONING DECISION HAS BEEN PREPARED BASED ON THE INFORMATION RECEIVED FROM THE ABOVE SOURCES. THE INFORMATION WAS OBTAINED FROM THE ABOVE SOURCES BY VISUAL INSPECTION OF THE SITE AND THE RECORDS OF THE CITY OF CHICAGO.



DATE: 12/18/04

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GRAPHIC SCALE



APPLICANT: Marathon Petroleum Company, LLC
419-422-2121

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
John H. Moore 770-429-1499

TITLEHOLDER: Marathon Petroleum Company, LLC

PROPERTY LOCATION: Located on the east side of Anderson
Farm Road, south of Powder Springs Road.

ACCESS TO PROPERTY: Anderson Farm Road

PHYSICAL CHARACTERISTICS TO SITE: Existing petroleum
storage facility

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: HI/ City Storage
SOUTH: HI/ Marathon-Ashland tank farm
EAST: HI/ undeveloped
WEST: HI/ undeveloped

PETITION NO: SLUP-2

HEARING DATE (PC): 03-06-07

HEARING DATE (BOC): 03-20-07

PRESENT ZONING: HI

PROPOSED ZONING: Special Land Use
Permit

PROPOSED USE: Expansion Of Tank
Farm Facility

SIZE OF TRACT: 6.226 acres

DISTRICT: 19

LAND LOT(S): 840

PARCEL(S): 1, 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

OPPOSITION: NO. OPPOSED _____ **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

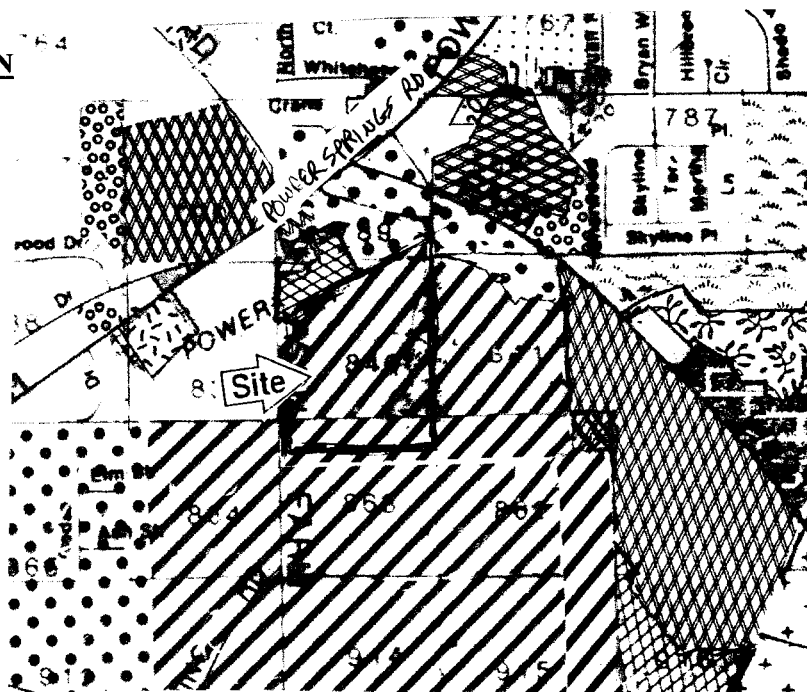
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

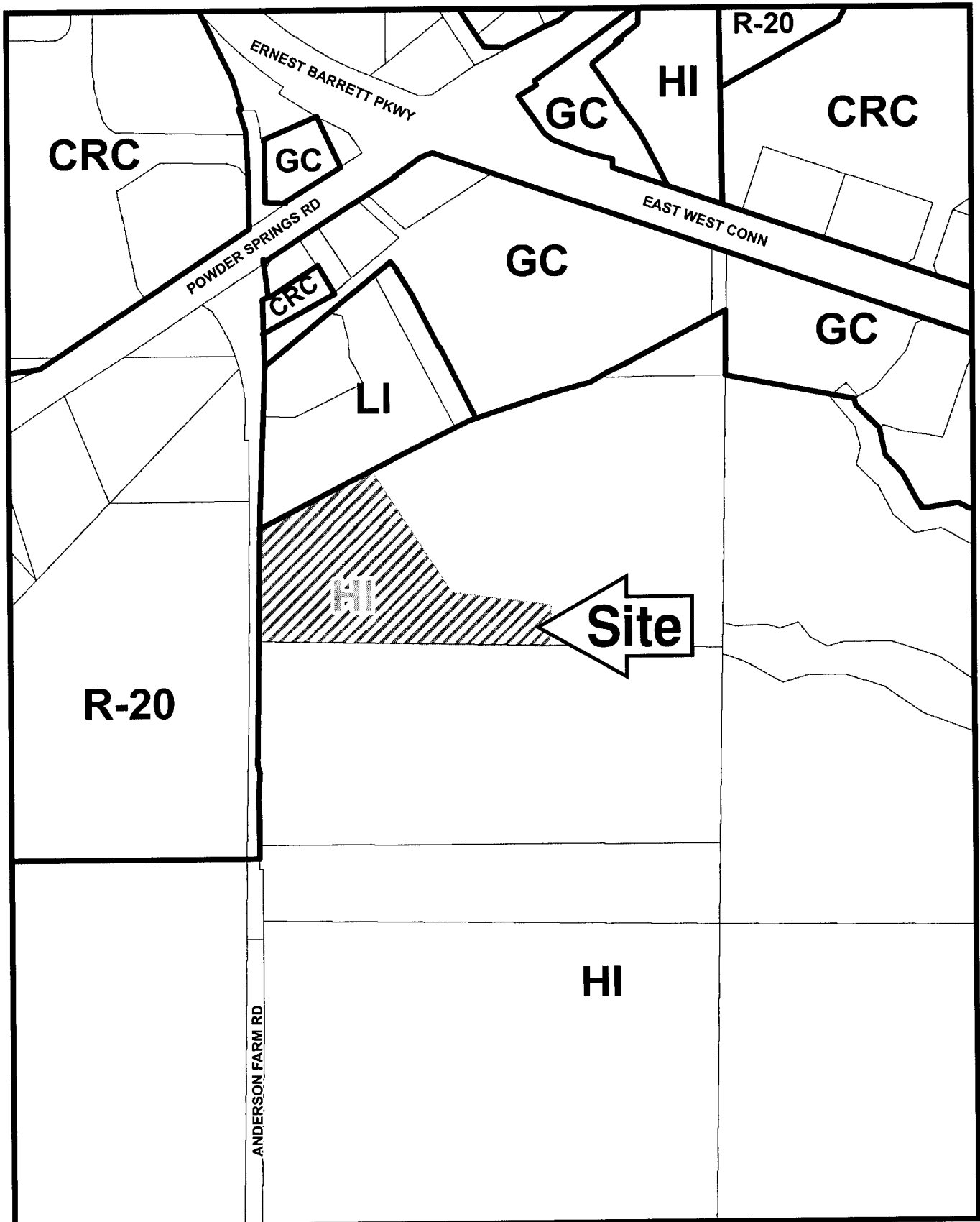
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



SLUP-2



This map is provided for display and planning purposes only. It is not meant to be a legal description.

200 0 200 Feet



Draft Parcel Boundary
Approximate Zoning Boundary

APPLICANT: Marathon Petroleum Company, LLC

PETITION NO.: SLUP-2

PRESENT ZONING: HI

PETITION FOR: SLUP

PLANNING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Special Land Use Permit to build one new petroleum storage tank at the existing tank farm. The tank farm was originally developed in the 1960's, and currently delivers petroleum products to a large portion of the Eastern seaboard states. The new tank will be 48-feet high, and 135-feet in diameter.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No water or sewer necessary for expansion.

TRAFFIC COMMENTS:

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

The applicant is responsible to ensure all Cobb County Fire and Emergency Services Code requirements are met related to this project. Plans will need to be submitted to the Cobb County Fire Marshall's Office, prior to any permits being issued.

Standard comments:

1. Provide 24-hour emergency phone number (offset in bold print on all sheets).
2. Fire Hydrant
 - a. Commercial: Fire hydrant within 500 feet of most remote part of structure.
 - b. Residential: Fire hydrant within 500 feet of structure.
3. Fire apparatus access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor IFC 503.1 2003 Edition. **All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20-feet, 25-foot inside turning radius, 50-foot outside turning radius and unobstructed vertical clearance of not less than 13-feet 6 inches.** Dead-end access roads in excess of 150-feet shall be provided with a turn-around IFC 503.2.5 2003 Edition. Cul-de-sac with an island: minimum 60-foot radius to outside curb, measured to inside of curb. Minimum lane width = 24-feet. Residential cul-de-sac without island: 38-foot outside radius. Commercial cul-de-sac to have a 60-foot paved radius. Hammerhead turn-around: total of 110-feet needed (45-feet + 20-feet wide roadway + 45-feet).

Additional Comments:

APPLICANT: Marathon Petroleum Company, LLC

PETITION NO.: SLUP-2

PRESENT ZONING: HI

PETITION FOR: SLUP

DRAINAGE COMMENTS

FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Olley Creek FLOOD HAZARD INFO: Zone X

- ☐ FEMA Designated 100 year Floodplain Flood.
- ☐ Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- ☒ Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- ☐ Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

Location: _____

- ☐ The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

- ☐ Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- ☐ Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- ☐ Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- ☐ Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- ☐ County Buffer Ordinance: 50' , 75' , 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- ☐ Potential or Known drainage problems exist for developments downstream from this site.
- ☐ Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- ☐ Minimize runoff into public roads.
- ☐ Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- ☐ Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- ☐ Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- ☐ Lake Study needed to document sediment levels.
- ☐ Stormwater discharges through an established residential neighborhood downstream.
- ☐ Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream _____.

APPLICANT: Marathon Petroleum Company, LLC

PETITION NO.: SLUP-2

PRESENT ZONING: HI

PETITION FOR: SLUP

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- ☐ Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- ☐ Submit all proposed site improvements to Plan Review.
- ☐ Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- ☐ Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- ☒ Existing facility.
- ☒ Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- ☐ Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- ☐ Calculate and provide % impervious of project site.
- ☐ Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- ☐ No Stormwater controls shown.
- ☐ Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- ☐ No site improvements showing on exhibit.

ADDITIONAL COMMENTS/SUGGESTIONS

1. The proposed tank expansion is located within the existing Marathon Petroleum Company site. The new tank will be located within a spill containment dike. The applicant must provide the required spill prevention measures and spill prevention plan at Plan Review..

STAFF RECOMMENDATIONS

SLUP-2 MARATHON PETROLEUM COMPANY, LLC.

The applicant's property has been zoned Heavy Industrial for many years, without any rezoning conditions or stipulations. The applicant's property is located in an area zoned and used for Heavy Industrial uses. The applicant's property has been designated as Industrial on the *Cobb County Comprehensive Plan* since it was adopted. The Heavy Industrial Zoning district, and the Industrial Future Land Use Category provides for the most intensive land uses in Cobb County. These are uses that may contain large-scale outdoor storage, uses that may be noisy, uses that may operate constantly, uses that may generate heavy truck traffic, uses that may emit odors and/or emissions, and uses that may require federal and/or state permits. The applicant's use would include large-scale outdoor storage. Uses on adjacent and nearby properties include additional petroleum storage tanks, a golf course, retail, manufacturing, distributors, self-service storage and auto repair. The applicant's proposal is located within close proximity to major, regional transportation corridors such as the East West Connector and Powder Spring Road, even though traffic generation will be minimal. The applicant currently operates the tank farm, which has been in operation since the 1960's. Based on the above analysis, Staff recommends APPROVAL subject to the following:

- Site plan received by the Zoning Division on January 4, 2007;
- Fire Department comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations; and
- DOT comments and recommendations.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.